

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2015-0541A **PC DATE:** May 10, 2016

PROJECT NAME: Hops & Grains Tap Room

ADDRESS OF APPLICATION: 507 Calles St.

APPLICANT: Josh Hare (512) 994-7271
507 Calles Street
Austin, TX 78702

AGENT: Moya Khabele (512) 947-8772
810 E 13th St
Austin, TX 78702

AREA: 3.9 acre site; 8,342 sq ft brewery
2,200 sq. ft. tasting area

COUNCIL DISTRICT: 3

WATERSHED: Boggy Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit to allow a tasting room (on-site consumption) for the brewery on this site (a conditional use per 25-2-865). The proposed tasting room is 2,200 square feet. No additional construction to the site is proposed with this site plan.

EXISTING ZONING: This lot is zoned LI-CO-NP. The use is conditional per Ordinance No. 20140417-082 Part 1 (B) The sale of beer or ale produced onsite for onsite consumption: (2) is a conditional use, if the brewery is less than 540 feet from any single family residential use.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit for the proposed tasting room. This site plan complies with all Land Development Code requirements.

CASE MANAGER: Donna Galati Phone: 512-974-2733
donna.galati@austintexas.gov

PROJECT INFORMATION: 3.9 acres

EXIST. ZONING: LI-CO-NP

ALLOWED F.A.R.: 1:1

EXISTING F.A.R.: 0.3:1

MAX. BLDG. COVERAGE: 75%

EXISTING BLDG. CVRG: 52,299 sq. ft. 30%

MAX. IMPERVIOUS CVRG.: 80%

EXISTING IMPERVIOUS CVRG: 3.1 acres 80%

REQUIRED PARKING: 94

PROVIDED PARKING: 117

PROPOSED ACCESS: Calles St. and N. Pleasant Valley Rd.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: On-site consumption is a conditional use per the Brew-Pub Ordinance (as stated in the Existing Zoning information). The tasting room is located in an existing building.

Staff recommends approval of the conditional use permit request.

Environmental: There were no Environmental review comments. No construction is proposed with this Land Use application.

Transportation: All Transportation comments have been cleared. Access to the site will be from Calles and Pleasant Valley.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: GR-NP (retail)

East: Pleasant Valley Rd., then CS-NP (vacant commercial building)

South: Railroad ROW, then CS-MU-CO-NP (industrial)

West: Calles St., then MF-2-NP (multifamily)

NEIGHBORHOOD ORGNIZATIONS:

African American Cultural Heritage District

A.N.T. Artists and Neighbors Together

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Barrio Unido Neighborhood Assn.

Buena Vista Neighborhood Assn.

Capital Metro

Cristo Rey Neighborhood Association

Del Valle Community Coalition

East Austin Conservancy

El Concilio Mexican – American Neighborhoods

Friends of Emma Barrientos MACC

Govalle/Johnston Terrace Plan TM of Neigh.

Guadalupe Neighborhood Development Corporation

Holly Neighborhood Coalition

Pedernales Neighborhood Association

Preservation Austin

SEL Texas
Sierra Club, Austin Regional Group
The Real Estate Council of Austin, Inc.
Tejano Town
United East Austin Coalition

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan request is within the square footage limit allowed (less than 33% of the total square footage of the use). This site plan complies with all other regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed on-site consumption is a conditional use within the LI base zoning district, per the Brew-Pub Ordinance.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: Adequate parking and loading facilities are provided on-site.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar

adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

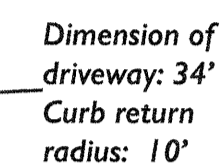
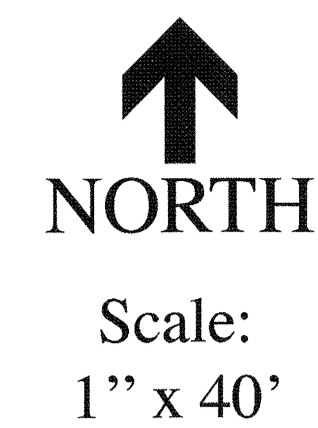
7. **More adversely affect an adjoining site than would a permitted use;**

Staff Response: No

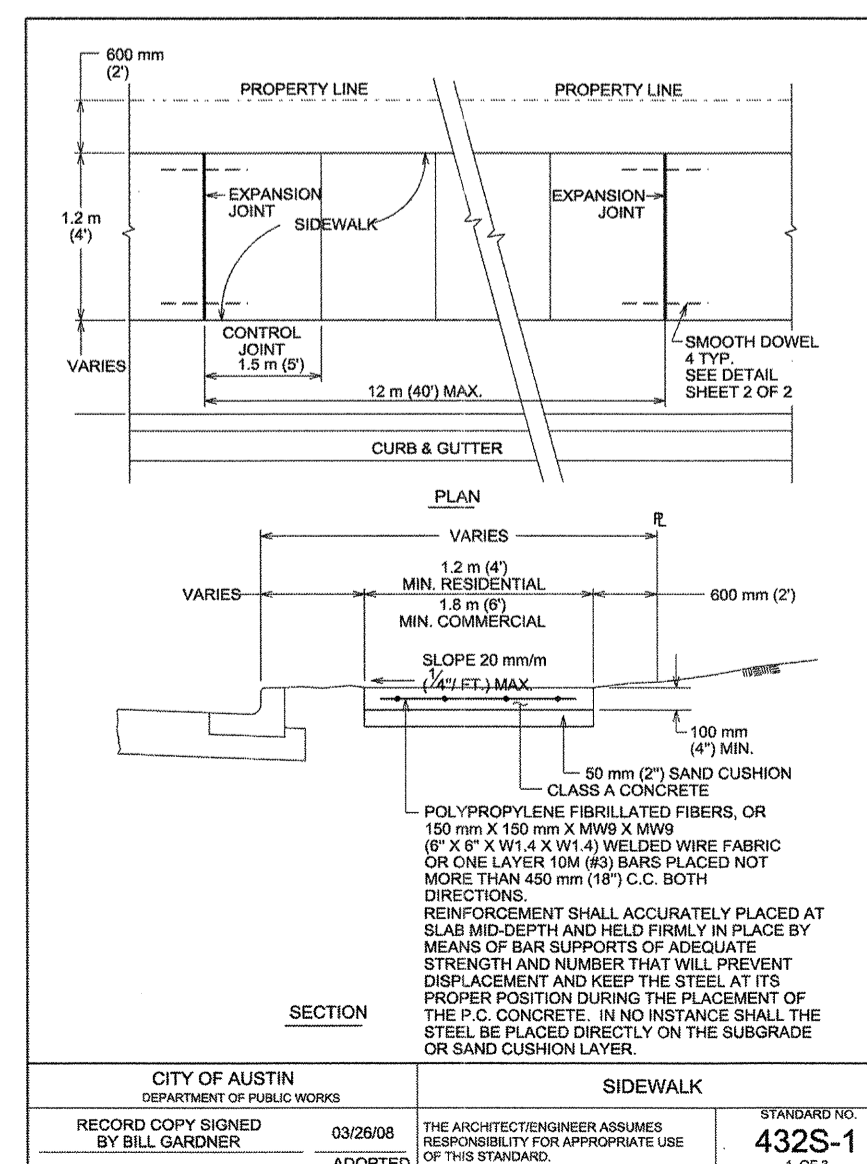
8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

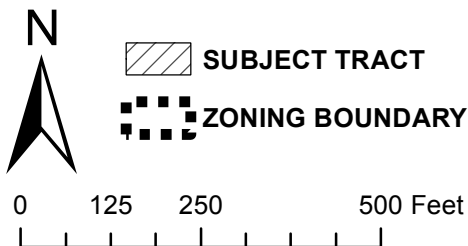
9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



NOTES:		Width or stall parallel to aisle - 8'6" Module width two way - 60' Angle - 90 degrees	No setbacks are required of an industrial zoned warehouse
a)	All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Review Department.		
b)	Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.		
c)	All signs must comply with requirements of the Land Development Code (Chapter 25-10).		
d)	Additional electric easements may be required at a later date.		
e)	Water and wastewater service will be provided by the City of Austin [
f)	All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.		
g)	A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.		
h)	For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.		
i)	For construction within the right-of-way, a ROW excavation permit is required.		



**HOPS AND GRAINS TAPROOM
507 CALLES, #101
SPC-2015-0541C
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OPERATOR: D. Galati